



# FOR SALE

## UNDER CONTRACT

THE ONLY HOUSE YOU WILL FIND IN COOMBABAH WITHOUT BODY CORPORATE UNDER \$400,000!!

Whether you want to live in it or rent it out, this nice and neat home represents absolute value for money! Located in a quiet pocket of the Northern Gold Coast and just metres from parks, local schools and play area's in the neighbourhood, yet you only 5 min away from Harbour town and the Runaway Bay shopping Centre.

Brick and tile construction and sitting on level block this home features:

- 3 good size bedrooms all with wardrobes
- 2 separate living areas with air conditioning
- Spacious kitchen with gas cooking
- 2 way bathroom with bath & shower
- Single lock up garage and off street parking for 3 cars, 2 under a shade sail
- Very low maintenance fenced yard
- Tiled throughout the house

CURRENTLY RENTED AT \$410 A WEEK - 5% NET YIELD AT \$389,000!

Coombabah is surrounded by walking trails through the nature reserves, estuaries and numerous parks to entertain family & friends. Schools, shopping centres and ever popular Paradise Point cafe strip are only minutes away.

For more information about this property or to arrange viewing please call Andrew Colley 0488 217 803 NOW BEFORE YOU MISS OUT!

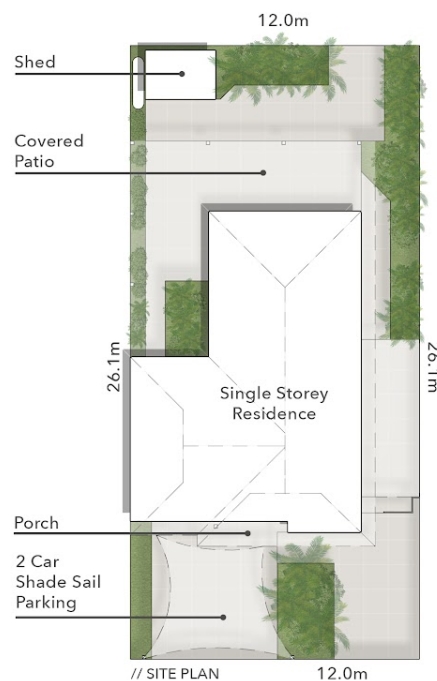
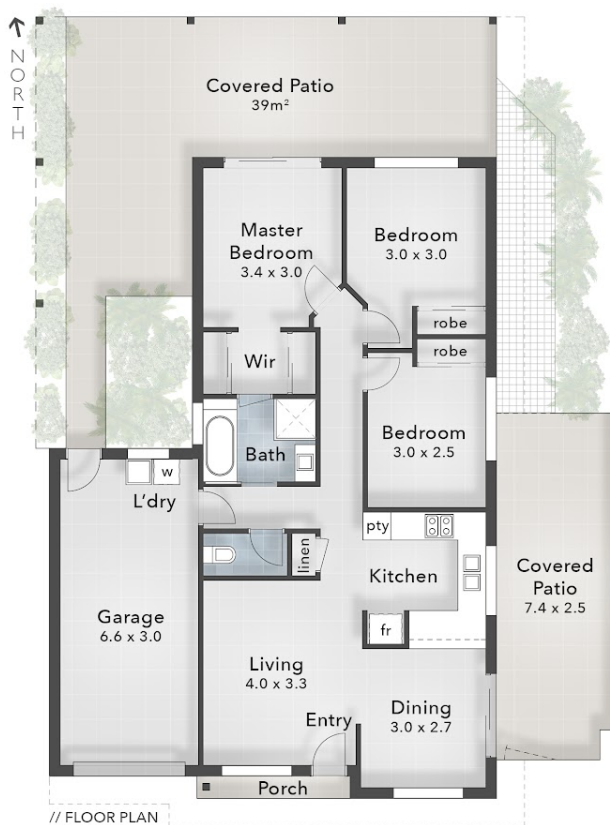
3 BED | 1 BATH | 1 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



**Andrew Colley**  
**0488217803**  
andrewcolley@atrealty.com.au  
[andrewcolley.com.au](http://andrewcolley.com.au)



MATISSE COURT

11 Matisse Court  
**COOMBABAH**  
Block Size 312m<sup>2</sup>

- 3 Bed
- 1 Bath
- 1 Car +2 Shade Sail

**FLOOR AREA SIZES**

Internal 110m<sup>2</sup>  
Covered Patios & Porch 57m<sup>2</sup>  
Total 167m<sup>2</sup> or 18 Squares

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CONCEPTS

PLANS FOR  
PURPOSE

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.